

**ZB# 94-41**

**Mani Inaganti**

**68-3-2**

Prelim.

Sept. 26, 1994.

Notice to Sentinal

Letters out 10/6/94

10/12/94

Copy of ~~contract~~

① ~~Letter to~~ contract

② ~~Letter to~~

③ Photos 4.

④ Fees: 0150.00

⑤ Proxy letters 292.00

Public Hearing:

October 24, 1994

Area Variances

a change of

use Granted

Refund \$194.00

1/24/1995 Voucher to Comp.

paid 10/17/94

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

October 17 14312  
1994

Received of V. R. and Marie M. Magante \$ 150.00  
One Hundred Fifty and 00/100 DOLLARS

For Zoning Variance Fee #94-41

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB #842</u>		<u>\$150.00</u>

By Dorothy H. Hansen

Town Clerk

Title

## APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Inaganti, MamiFILE # 94-41

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE . . . . . \$ 150.00

\* \* \* \* \*

ESCROW DEPOSIT FOR CONSULTANT FEES . . . . . \$ 300.00  
~~242.00~~

## DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE	9/26/94 - 5 pages	\$	<u>22.50</u>
2ND PRELIM. MEETING - PER PAGE	10/24/94 - 3 pages	\$	<u>13.50</u>
3RD PRELIM. MEETING - PER PAGE		\$	
PUBLIC HEARING - PER PAGE		\$	
PUBLIC HEARING (CONT'D) PER PAGE		\$	
TOTAL . . . . .		\$	<u>36.00</u>

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING-	_____	HRS.	9/26/94		\$	<u>35.00</u>	
2ND PRELIM.	_____	HRS.	10/24/94		\$	<u>35.00</u>	
3RD PRELIM.	_____	HRS.			\$		
PUBLIC HEARING	_____	HRS.			\$		
PUBLIC HEARING	_____	HRS.	(CONT'D)		\$		
TOTAL HRS.		_____	@ \$	_____	PER HR.	\$	
TOTAL . . . . .						\$	<u>70.00</u>

## MISC. CHARGES:

TOTAL . . . . .	\$	<u>106.00</u>
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LESS ESCROW DEPOSIT . . .	\$	<u>300.00</u>
(ADDL. CHARGES DUE) . . .	\$	
REFUND TO APPLICANT DUE .	\$	<u>194.00</u> <i>Refund</i>

(ZBA DISK#7-012192.FEE)

-----X  
In the Matter of the Application of

MANI INAGANTI

DECISION GRANTING  
AREA VARIANCES.#94-41.  
-----X

WHEREAS, ETTA TRIFILO, 132 Old Temple Hill Road, New Windsor, New York 12553, owner, and MANI INAGANTI, 43 Jefferson Street, Highland Mills, New York 10930, contract vendee, have applied for 19,098 s.f. lot area, 44 ft. lot width, 27,83 ft. front yard (on Route 300), 3.5 ft. side yard and 9.17 ft. maximum building height, for a proposed doctor's office in the existing structure located between Old Temple Hill Road and Temple Hill Road in a C zone; and

WHEREAS, the applicants appeared by Nicholas Steyer, Paul V. Cuomo, P. E., and by the proposed owner of the property, Dr. Inaganti; and

WHEREAS, a public hearing was held on the 24th day of October, 1994; and

WHEREAS, there were no spectators present at the public hearing; and

WHEREAS, there was no opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence presented by the applicant showed that:

(a) This is in an area containing both residences and commercial property. It was formerly a residence but has been becoming more commercial with commercial use of property now prevalent in the area.

(b) Property is improved by a one-family building which is presently in place. The applicant proposes to renovate the building to provide offices for psychiatrists. In this proposal the area of the building would not change from that which is at present.

(c) The proposed use of the building will permit traffic to enter from Temple Hill Road but requires that it exit on Old Temple Hill Road. This will ease the traffic congestion and impact although Temple Hill Road is an existing state highway which is adequate to handle the traffic in this area.

(d) Of the variances permitted, the lot area variance is

close to 50%. Of the lot width requirement, the variance sought is 4%. Of the front area variance, the front area variance which they request is 46.5%. The side yard variance request is 11.67%. The height variance requested is approximately 49%.

(e) The existing structure when renovated will be consistent with the neighborhood.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. Some of the variances requested are substantial but are nevertheless warranted since the structure is existing in the neighborhood and the variances requested, if granted, will not result in a change in the neighborhood.

4. The requested variances will not have an adverse impact or effect on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is not a self-created hardship in that the building already exists. It is a self-created hardship in the sense that the applicant seeks to use this existing building for a different purpose than that which it is presently implied for. It is the opinion of the Board that the variances requested should be granted because of the character of the neighborhood and variances will be necessary if the owner of this property will be able to alienate same for any use other than its present use.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variances are the minimum variances necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

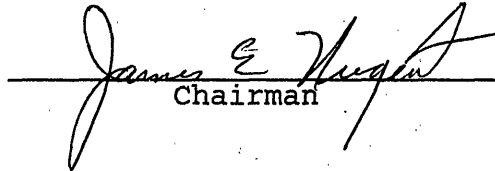
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT 19,098 s.f. lot area, 44 ft. lot width, 27.83

ft. front yard (Route 300), 3.5 ft. side yard and 9.17 maximum building height for a doctors office in the existing structure located between Old Temple Hill Road and Temple Hill Road in a C zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 23, 1995.

  
Chairman

(ZBA DISK#12-011695.MI)



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 94-41

Date: 09/30/94

I. Applicant Information:

- (a) TRIFILO, ETTA - 132 Old Temple Hill Rd., New Windsor, N.Y. 12553 x  
(Name, address and phone of Applicant) (Owner)
- (b) INAGANTI, V.R. - 43 Jefferson Street, Highland Mills, N.Y. 10930  
(Name, address and phone of purchaser or lessee)
- (c) -  
(Name, address and phone of attorney)
- (d) CUOMO ENGINEERING - Stewart Intl. Airport, New Windsor, N.Y. 12553  
(Name, address and phone of ~~contractor~~/engineer/~~architect~~)

II. Application type:

- (x) Use Variance (☐) Sign Variance
- (☐) Area Variance (☐) Interpretation

III. Property Information:

- (a) C 132 Old Temple Hill Rd., New Windsor 68-3-2 20,902 s.f. +  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 05/03/52
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No  
If so, when? -
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

IV. Use Variance. n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

n/a

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application. n/a

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes        No x.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

#### V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. C,D,E,F&I.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40,000 s.f.</u>	<u>20,902 s.f.</u>	<u>19,098 s.f.</u>
Min. Lot Width <u>200 ft.</u>	<u>156 ft.</u>	<u>44 ft.</u>
Reqd. Front Yd. <u>60 ft.</u>	<u>32.17/61.3 ft.</u>	<u>27.83 ft. (Rt.300)</u>
Reqd. Side Yd. <u>30 ft.</u>	<u>26.5 ft.</u>	<u>3.5 ft.</u>
Total Side Yd. <u>70 ft.</u>	<u>n/a</u>	<u>-</u>
Reqd. Rear Yd. <u>30 ft.</u>	<u>46.1 ft.</u>	<u>-</u>
Reqd. Street Frontage* <u>n/a</u>	<u>-</u>	<u>-</u>
Max. Bldg. Hgt. <u>4"/ft.nml=8.83</u>	<u>18 ft. (exist)</u>	<u>9.17 ft.</u>
Min. Floor Area* <u>-</u>	<u>-</u>	<u>-</u>
Dev. Coverage* <u>- %</u>	<u>- %</u>	<u>- %</u>
Floor Area Ratio** <u>0.5</u>	<u>0.09</u>	<u>-</u>
Parking Area <u>12</u>	<u>15</u>	<u>-</u>

\* Residential Districts only

\*\* No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

(See addendum to Page 3)

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: n/a

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

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(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Interpretation. n/a

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(b) Describe in detail the proposal before the Board:

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VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

(See addendum to VIII attached hereto)

## IX. Attachments required:

- |            |  |
|------------|--|
| <u>x</u>   | Copy of referral from Bldg./Zoning Insp. or Planning Bd.   |
| <u>x</u>   | Copy of tax map showing adjacent properties.   |
| <u>x</u>   | Copy of contract of sale, lease or franchise agreement.  |
| <u>x</u>   | Copy of deed and title policy.   |
| <u>x</u>   | Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question. |
| <u>n/a</u> | Copy(ies) of sign(s) with dimensions and location.   |
| <u>x</u>   | Two (2) checks, one in the amount of <u>\$150.00</u> and the second check in the amount of <u>\$292.00</u> , each payable to the TOWN OF NEW WINDSOR.  |
| <u>x</u>   | Photographs of existing premises from several angles.  |

X. Affidavit.

Date: October 15, 1994

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

for x Indras P. Singh  
(Applicant)  
V. R. INAGANTI

Sworn to before me this

18<sup>th</sup> day of October, 1994.

Patricia L. Bamhart

XI. ZBA Action:

(a) Public Hearing date: \_\_\_\_\_ Commission Expires August 31,

**PATRICIA A. BARNHART**  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1925

(b) Variance: Granted (\_\_\_) Denied (\_\_\_)

(c) Restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

The parcel in question is a single-family residence which was purchased by Trifilo in 1952. The area is now zoned C, designed shopping, and is under contract for purchase by Dr. V. R. Inaganti. Dr. Inaganti, a psychiatrist, has an office at the Cornwall Hospital and proposes to purchase the Trifilo residence and transform the residence into a medical arts building with offices for three physicians. Since the zoning in this area is a C classification, a medical arts building is permitted. Applicant is seeking a change of use and in so doing, Applicant must seek the following area variances: (1) 19,098 s.f. lot area, (2) 44 ft. lot width, (3) 27.83 ft. front yard for the Route 300 side of parcel, (4) 3.5 ft. side yard variance and (5) 9.17 ft. maximum building height variance. The parcel in question is located between two streets, i.e. Temple Hill Road, a major thoroughfare, and Old Temple Hill Road.

Since this request is in the nature of area variances, the Applicant presents five specific points to explore:

1. The Applicant believes that if this variance is granted it will not produce an undesirable change in the character of the neighborhood or cause detriment to nearby properties since the immediate area is mostly commercial with neighboring stores such as Stewart's across the street, Spar Floor Coverings on the opposite corner from Stewart's, a car dealership, pool store and bar/restaurant, also in the immediate area on Temple Hill Road.

2. There is no other method that the Applicant can feasibly pursue other than the area variances sought since the building is a pre-existing condition and the proposed change of use requires all of the variances requested by Applicant.

3. The Applicant submits that the Board may consider some of the variances sought to be substantial but since the structure was in place before the change of zoning took place in that area of town, Applicant feels that the requested variances should be granted.

4. Applicant feels that the proposed variance sought will not have an adverse effect or impact on either the physical or environmental conditions in the neighborhood. The variances refer to commercial approvals and will not ultimately create an adverse effect or impact since the zoning in the area is commercial.

5. The Applicant's difficulties are not self-created. The applicant's residence is located in a C zone, which is a commercial designation. The area is vastly becoming totally commercial with many of the single-family residences having been sold for commercial usage.

In view of all of the facts and circumstances presented to this Board, Applicant respectfully requests that the area variances sought be granted.

INAGANTI MANI

MR. NUGENT: Request for 19,098 s.f. lot area, 44 ft. lot width, 27.83 ft. front yard (Rt. 300) 3.5 ft. side yard and 9.17 maximum building height for doctor's office in existing building located between Old Temple Hill Road and Temple Hill Road in C zone.

Mr. Nick Steyer of Cuomo Engineering appeared before the board for this proposal.

MR. T SEYER: You may be familiar with this site, it's directly across the street from the Stewart's curb cut down on Old Temple Hill Road. There's an existing residence there. If you open the map, you'll see it quite clearly. What the plan is for a medical arts building, he plans on having three psychiatrists to have offices in there and in addition, they all have offices in Cornwall Hospital. So they'll bounce back and forth between hospital and office. Of the variances that we need, it's an existing non-conforming lot. The choice actually it wasn't even a choice, Dr. Inaganti wanted to do this and it is the least impact according to the bulk table of any other item that we could have picked to put on this site. The variances that we require are lot area, lot width, front yard on the Route 300, side only, that is right there, that is the 32.17 feet, side yard on the south side which is 26 feet and maximum building height variance. And that's about it.

MR. LANGANKE: What's the building being used for now?

MR. STEYER: Right now, it's a residence. Mrs. Trafillo (phonetic) lives there, I don't know how many people are living there but it's a residence.

MR. TORLEY: Who is the owner?

MR. STEYER: Owner of record Mrs. Trafillo.

MR. BABCOCK: All the variances are sparked because of change of use. They are all existing.

MR. NUGENT: That is why I asked you.

MR. STEYER: The sale of this is contingent upon Planning Board approval, that is I think what you were getting at.

MR. TORLEY: Then he will need a proxy, right?

MR. STEYER: We have both proxies.

MS. BARNHART: I think it's there.

MR. LANGANKE: Is there another house closer to the corner?

MR. STEYER: This right next door is the new pool place that opened.

MR. BABCOCK: That is on the other side.

MR. STEYER: Okay, I'm switched around here. Right there is another residence here.

MR. BABCOCK: Right on the corner there's one more. Look up in the far corner just lean that up for Herb you see the next lot?

MR. LANGANKE: And there's a house there?

MR. BABCOCK: That is correct.

MR. STEYER: It's pretty hard to see. It's overgrown a little bit, in disrepair just from looking at it myself.

MR. NUGENT: Better than what's there now. Is this an allowed use?

MR. BABCOCK: Yes, it's a permitted use.

MR. TORLEY: I move we set Dr. Inaganti up for a public hearing regarding his requested variances.

MR. KANE: Second it.



ROLL CALL

MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. LANGANKE: Does a person on the end know what's going on?

MR. STEYER: Probably not at this point. That is an assumption but my guess would be no, they don't know. I'm sure when they get their notice they'll probably be here.

MR. TORLEY: Do they them a favor, talk to them beforehand.

MR. KRIEGER: When you come back, if you would address yourself or whoever mdoes the presentation to the criteria set forth on that handout that would be helpful since the Zoning Board has to legally has to make their decision based on those criteria. It would also be helpful if you could give us a copy of the deed and a copy of the title policy not to keep but I just want to look at them.

MR. STEYER: Deed I have, the title policy may be hard to come by.

MR. KRIEGER: If you don't have it, that won't preclude you but if you do have it, I would want to look at it.

MS. BARHNART: We need photographs too.

MR. STEYER: Thank you.

October 24, 1994

5x4.50.

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INAGANTI, MANI

Nick Steyer of Cuomo Engineering appeared before the board for this proposal.

MR. NUGENT: Request for 19,098 s.f. lot area, 44 ft. lot width, 27.83 ft. front yard (rt. 300), 3.5 ft. side yard and 9.17 maximum building height for doctor's office in existing building located between Old Temple Hill Road nad Temple Hill Road in C zone.

MR. STEYER: This is Dr. Inaganti, he's the proposed new owner of the parcel. I'll just give you a little briefing, bring you up to date, let you know where we stand. It's a .4 acre parcel located on the north side of Route 300 between Old Temple Hill Road and Route 300, if you are on the Old Temple Hill Road side, it's directly across from the curb cut of the new Stewart's. The variances that we're seeking tonight for lot area, lot width, front yard, side yard on the, that would be the south side or side yard on the east side of the lot, maximum building height. This is a pre-existing non-conforming lot. From the bulk table for design shopping district this use actually has less impact than any other use that we could have picked for this site.

MR. NUGENT: Is this building already there?

MR. STEYER: Yes, it is. It's a residence right now and there's people living there but we'll be renovating.

MR. NUGENT: This is Stewart's right in over here?

MR. STEYER: This is the curb cut to Stewart's and the building sits here.

MR. NUGENT: Okay.

MR. STEYER: It's pretty overgrown, I don't think it's been maintained.

MR. NUGENT: I went by looking for it, I wasn't quite sure where it was, okay.

MR. TORLEY: But you're going to have an exit out onto Temple Hill Road as well as Old Temple Hill Road?

MR. STEYER: Correct. No, I'm sorry, entrance from Temple Hill Road entrance and exit on Old Temple Hill Road, this is one way.

MR. KANE: There will be no exit on Temple Hill?

MR. STEYER: Correct.

MR. NUGENT: That is a good idea.

MR. STEYER: It's virtually impossible for somebody to come back out onto Temple Hill Road.

MR. LANGANKE: Route 300.

MR. STEYER: Much easier, right.

MR. TORLEY: Building height requirement is based upon the closest to the property line?

MR. STEYER: That is correct.

MR. BABCOCK: All these variances are based on the change of use of this building. This building is here, the lot is here, the size is here, just, you know, the size of the building is here. It's because he's changing from residential to a permitted use. Residential isn't even permitted in this zone so he's to put the right use in the right zone and like you said, it's the use that has the less impact.

MR. TORLEY: We have no problem with the developmental coverage in this zone?

MR. STEYER: No.

MR. BABCOCK: I don't think. I think that is NA zone.

MR. STEYER: It is NA, yes. There is the DeKoota (phonetic) residence, Palentine Pools, I think he does motors or something, there's a residence on this, this

is DeKoota on this side, a residence.

MR. TORLEY: They are all commercial?

MR. STEYER: Yes, I'm sure in time they probably all will.

MR. NUGENT: We also have a proxy letter from the owner on file.

MR. STEYER: I have an extra copy of this.

MR. NUGENT: All these measurements that are on here are from a C zone?

MR. BABCOCK: Yes, that is correct.

MR. NUGENT: That is what you based the denial on?

MR. BABCOCK: That is correct.

MR. NUGENT: As you can see, it's really minimal, it looks like a lot when I read it but when you look at what's proposed and what's available, it's really minimal.

MR. KRIEGER: Mr. Chairman, if I may, just so we can put it in the record, addressing my question to the building inspector, would these variances requested, what's required here and what's asked for starting with lot area?

MR. BABCOCK: It's a requirement.

MR. KRIEGER: What's required for lot area?

MR. BABCOCK: 40,000.

MR. KRIEGER: And they are looking for?

MR. BABCOCK: They have 20.

MR. KRIEGER: All right, what's required for lot width?

MR. BABCOCK: Lot width requirement is 200, they are

providing 156.

MR. KRIEGER: Front area?

MR. BABCOCK: Is required 60 and they are providing 32.1.

MR. KRIEGER: Side yard?

MR. BABCOCK: Required is 30 and proposed is 26.5.

MR. KRIEGER: Building height?

MR. BABCOCK: Required or permitted is 8.83 and they have existing is 18.

MR. STEYER: We did some work on the Dunkin Donuts building and the building height there was like 4 feet, I think, something to this effect.

MR. KANE: None of the neighbors in the area have a problem with the changes here, obviously.

MR. TORLEY: No one.

MR. KRIEGER: Let the record reflect there's only one person in the audience.

MR. NUGENT: Let the record show that there's no one in the audience with regard to this.

MR. KANE: I think it's pretty clear cut.

MR. TORLEY: Good use of the property.

MR. LANGANKE: I agree.

MR. TORLEY: I move we grant Dr. Inaganti his request for variances as listed.

MR. KANE: I'll second that.

ROLL CALL

MR. KANE

AYE

October 24, 1994

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MR. LANGANKE

AYE

MR. TORLEY

AYE

MR. NUGENT

AYE

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

William  
Klein  
returned  
unclaimed

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 34

Request of IRA D. CONKLIN & SONS

for a VARIANCE of the Zoning Local Law to permit:

construction of office and storage building in P.I. zone with less  
than the allowable front yard and more than the allowable building height,  
being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs.-Cols. E,I

for property situated as follows:

East Side of River Road (across from Silver Spring Road), New Windsor,  
New York 12553,

known as tax lot Section 9 Block 1 Lot 98.

SAID HEARING will take place on the 24th day of October,  
19 94, at New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York, beginning at 7:30 o'clock P. M.

JAMES NUGENT  
Chairman

LIBER 2163 E 428

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 23<sup>rd</sup> day of June, nineteen hundred and eighty,  
 BETWEEN ETTA TRIFILO, residing at Old Temple Hill Road (no  
 number), Town of New Windsor, County of Orange and State of New York,

party of the first part, and WILLIAM J. TRIFILO and ETTA TRIFILO, husband and  
 wife, as tenants by the entirety, both residing at Old Temple Hill  
 Road (no number), Town of New Windsor, County of Orange and State of  
 New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----TEN & 00/100--

-----(\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid  
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
 successors and assigns of the party of the second part forever,

ALL that certain ~~plot~~ piece or parcel of land, with ~~the buildings and improvements thereon~~, situate,  
 lying and being in the Town of New Windsor, Orange County, State of New  
 York, bounded and described as follows:



BEING a strip of land 15 ft. in width and approximately 112.70 ft. in length on both sides with the westerly side being shorter than the easterly side fronting on the north by the Old Temple Hill Road and on the southerly side by the Stewart Airfield Highway, leading from Vails Gate junction to Stewart Air Force Base and adjoining on the northwesterly side the strip of land conveyed by Deed dated March 31, 1958 from Hedwig Gerdes to William J. Trifilo and Etta Trifilo and recorded in the Orange County Clerk's Office on April 3, 1958 in Liber 1458 of Deeds at page 38.

BEING a portion of the same premises described in a deed dated March 22, 1972 and recorded in the Orange County Clerk's Office on March 23, 1972 in Liber 1901 of deeds at page 834, from Hedwig Gerdes to Etta Trifilo.

Rec'd 6/24/80

L 2168 of 428

# THIS INDENTURE

Made the 30<sup>th</sup> day of April, Nineteen Hundred and Fifty-two,  
Fifty-two,

Between HEDWIG GERDES, residing at Vails Gate (no street or number), in the Town of New Windsor, County of Orange and State of New York, a widow,

part Y of the first part, and

WILLIAM J. TRIFILO and ETTA TRIFILO, husband and wife, as tenants by the entirety, both residing at Vails Gate, (no street or number), in the Town of New Windsor, County of Orange and State of New York,

parties of the second part,

Witnesseth that the part Y of the first part, in consideration of TEN and 00/100 Dollars (\$10.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do es hereby grant and release unto the parties of the second part, their heirs and assigns forever, all

THAT certain place or parcel of land situate, lying and being in the Town of New Windsor, Orange County, and State of New York, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Washington Square-Vails Gate Road, more recently known as the Temple Hill Road, at the north-east corner of lands formerly owned by one Miller; and runs thence to and along the center of a stone wall on the northerly line of said Miller's lands South 61 degrees 31 Minutes West for 183.14 feet to the Easterly right of way line of the State Highway leading from Vails Gate Junction to Stewart Air Force Base; thence along the apparent Easterly right of way line of said State Highway North 8 degrees 00 Minutes west for 100 feet to other lands of Gerdes; thence along other lands of Gerdes North 58 Degrees 42 Minutes East for 150.07 feet to the center of the Washington Square-Vails Gate Road; thence along the same South 27 Degrees 09 Minutes East for 101.15 feet to the place of beginning.

BEING a portion of the same premises conveyed from Michael and Mary Cimorelli to Henry Gerdes by deed dated October 4, 1927 and recorded in the Orange County Clerk's Office on October 17, 1927 in Liber 680 of Deeds at Page 37, the said Henry Gerdes having died on July 26, 1934 in the County of Orange, a resident of said County, and having left a Last Will and Testament dated July 27, 1934, thereafter duly probated in the Surrogate's Court of the County of Orange, devising and bequeathing all of his property, both personal and real, to Hedwig Gerdes, the grantor herein.

134-136

2000

113158

2 1458

38

~~000~~

~~000~~

35.200

38

FORM 581X N. Y. DEED—Full Covenant with Lien Covenant  
(Laws of 1917, Chap. 681, Chap. 627, Laws of 1932)

TUTBLANK REGISTERED U.S. PAT. OFFICE  
Title Law Print Publishers Ruland & Co.

# This Indenture,

Made the 31<sup>st</sup> day of March,  
Nineteen Hundred and Fifty-eight,

Between HEDWIG GERDES, residing at Vails Gate (no street or  
number), in the Town of New Windsor, County of Orange and State of  
New York, a widow,

party of the first part, and  
WILLIAM J. TRIFILO and ETTA TRIFILO, husband and wife, as tenants  
by the entirety, both residing at Vails Gate (no street or number),  
in the Town of New Windsor, County of Orange and State of New York,

parties of the second part,  
Witnesseth that the party of the first part, in consideration of

- - - - - TEN AND 00/100 - - - - - Dollar (\$10.00 )  
lawful money of the United States, and other good and valuable consideration,  
paid by the parties of the second part, do es hereby grant and release unto the  
parties of the second part, their heirs and assigns forever, all

THAT certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, State of New York, bounded and described as follows, to wit:

BEGINNING at an iron pin set in the ground on the westerly side of the Old Temple Hill Road at the northeasterly corner of lands conveyed by Hedwig Gerdes to William J. Trifilo and Etta Trifilo by deed recorded in the Orange County Clerk's Office May 3, 1952 in Liber No. 1229 at page 141.

THENCE along the northerly line of lands of William J. Trifilo and Etta Trifilo south  $56^{\circ} 37'$  West 126.70 ft. to an iron pin set in the ground on the easterly line of the Stewart Air Field highway leading from Vails Gate Junction to Stewart Air Force Base; THENCE along the aforementioned highway's easterly line north  $9^{\circ} - 31'$  west 43.60 ft. to an iron pipe set at the intersection of the said easterly line of highway and a new division line through lands of the party of the first part; THENCE along the aforementioned new division line north  $59^{\circ} - 18'$  east 112.70 ft. to an iron pin set on the westerly side of a stone wall on the westerly side of the Old Temple Hill Road; THENCE along the westerly side of the Old Temple Hill Road south  $29^{\circ} 09'$  east 35 ft. to the point or place of beginning. Containing seventy-four one thousandths (0.074) of an acre more or less

All bearings are magnetic as of July 1957 A.D.

BEING a portion of the same premises conveyed from Michael and Mary Cimorelli to Henry Gerdes by deed dated October 4, 1927 and recorded in the Orange County Clerk's Office on October 17, 1927 in Liber 680 of Deeds at page 37, the said Henry Gerdes having died on July 28, 1934 in the County of Orange, a resident of said County, and having left a Last Will and Testament dated July 27, 1934, thereafter duly probated in the Surrogate's Court of the County of Orange, devising and bequeathing all of his property, both personal and real, to Hedwig Gerdes, the grantor herein.

15B  
1600 dph

In the Matter of Application for Variance of

AFFIDAVIT OF  
SERVICE  
BY MAIL

#94-41.

On October 12, 1994, I compared the 29 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart  
Patricia A. Barnhart

Sworn to before me this  
13<sup>th</sup> day of October, 1994.

Deborah Green  
Notary Public  
DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

Gilbert Rashbaum  
(Returned,  
unclaimed)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 41

Request of ETTA TRIFILO/V.R. INAGANTI

for a VARIANCE of the Zoning Local Law to permit:

change of use from residence to medical arts building with insufficient lot area, lot width, front yard, side yard and building height;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs., Cols. C, D, E, F & I,

for property situated as follows:

132 Old Temple Hill Road, New Windsor, New York 12553

known as tax lot Section 68 Block 3 Lot 2.

SAID HEARING will take place on the 24th day of October, 1994, at New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, beginning at 7:30 o'clock P. M.

JAMES NUGENT  
Chairman

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Etta Trifilo, deposes and says that she  
resides at 132 Old Tangle Hill Road  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that she is the owner in fee of Residence

which is the premises described in the foregoing application and  
that she has authorized Paul H. Cuomo, Engineer  
to make the foregoing application as described therein.

Date: August 22, 1994

Etta Trifilo  
(Owner's Signature)

Richard A. Smith  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

"XX"

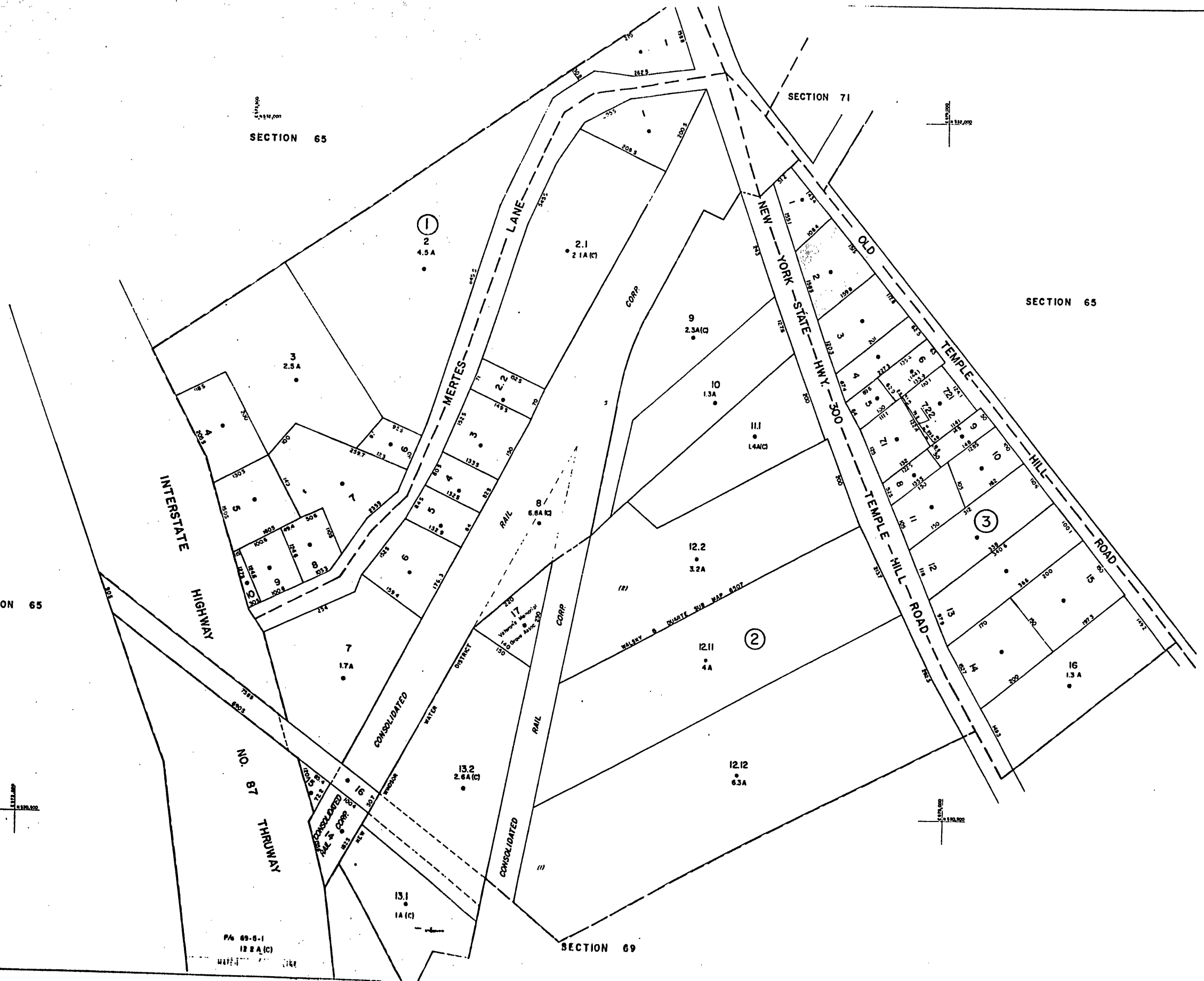
APPLICANT'S PROXY STATEMENT  
(for professional representation)for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARDMANI M. INAGANTI, deposes and says that he  
(Applicant)resides at 43 JEFFERSON ST. HIGHLAND MILLS  
(Applicant's Address)in the County of ORANGEand State of NEW YORKand that he is the applicant for the PROPOSED PSYCHIATRICS  
ARTS COMPLEX AT TEMPLE HILL RD. NEW WINDSOR N.Y.  
(Project Name and Description)which is the premises described in the foregoing application and  
that he has authorized CUOMO ENGINEERING  
(Professional Representative)

to make the foregoing application as described therein.

Date: 8-18-94Mani M. Inaganti  
(Owner's Signature)[Signature]  
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.





997

Prepared by  
S. SERVICE  
OPERATION  
TAX PURPOSES ONLY

STATE OR COUNTY LINE  
CITY TOWN OR VILLAGE  
BLOCK & SECTION LINE  
SPECIAL DISTRICT LINE  
PROPERTY LINE

FILED PLAN LOT LINE  
EASEMENT LINE  
MATCH LINE  
STREAMS

TAX MAP BLOCK NO.  
TAX MAP PARCEL NO.  
PAGE

FILED PLAN BLOCK NO.  
FILED PLAN LOT NO.  
STATE HIGHWAY

ORANGE COUNTY NEW YORK

TOWN OF NEW WINDSOR

Section 68

ALL NEWSPRINT WITHIN DISTRICT  
ALL VARIOUS DATE FOR DISTRICT

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 94-24

DATE: 21 SEPT 94

APPLICANT: MANI IMAGANTI

43 JEFFERSON ST

HIGHLAND MILLS NY 10930

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 18 AUGUST 1994

FOR (~~SUBDIVISION~~) - SITE PLAN) \_\_\_\_\_

LOCATED AT NORTH SIDE RT 300

\_\_\_\_\_ ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 6B BLOCK: 3 LOT: 2

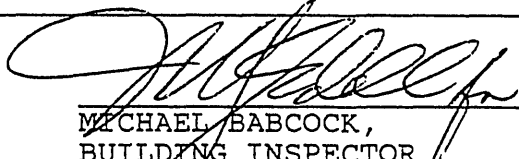
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IS DISAPPROVED ON THE FOLLOWING GROUNDS: \_\_\_\_\_

LOT AREA LOT WIDTH FRONT YARD (RT 300)  
SIDE YARD BLDG HEIGHT

  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>A-9</u>		
MIN. LOT AREA <u>40 000 SF</u>	<u>20 902</u>	<u>19 098 SF</u>
MIN. LOT WIDTH <u>200 FT</u>	<u>156</u>	<u>44 FT</u>
REQ'D FRONT YD <u>60 FT</u>	<u>32.17 / 61.3</u>	<u>27.83 FT (RT SIDE)</u>
REQ'D SIDE YD. <u>30 FT</u>	<u>26.5</u>	<u>3.5 FT</u>
REQ'D TOTAL SIDE YD. <u>70 FT</u>	<u>N/A</u>	<u>—</u>
REQ'D REAR YD. <u>30 FT</u>	<u>46.1</u>	<u>—</u>
REQ'D FRONTAGE <u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT. <u>4 FT N.I.L. = 8.83</u>	<u>18 FT (EXIST)</u>	<u>9.17 FT</u>
FLOOR AREA RATIO <u>0.5</u>	<u>0.09</u>	<u>—</u>
MIN. LIVABLE AREA <u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE <u>N/A</u> %	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES <u>12</u>	<u>15</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

DR. INAGANTI SITE PLAN (94-24) ROUTE 300

Mr. Nick Steyer appeared before the board for this proposal

MR. PETRO: Where is this?

MR. STEYER: This is between Old Temple Hill Road and Temple Hill Road, right across from the new Stewart's directly across the street.

MR. PETRO: Is there a house?

MR. STEYER: It's an existing house.

MR. PETRO: Brick house?

MR. STEYER: Yes, right across from the curb cut to Stewart's.

MR. PETRO: This house I think we've seen this a couple times, to get this up to code it's going to be quite a project, the house I know it's not for us to discuss here but doctor's aware of that, I hope?

MR. STEYER: Yes, he is. We haven't started any of the building at this point so we can get site plan approval.

MR. PETRO: I have been through that house and I know it's a nice spot, just I know to get it up to commercial use is going to be extensive.

MR. LANDER: Do we have a proxy statement on file here?

MR. STEYER: I brought one with me, actually submitted two.

MR. PETRO: And we do have one on file.

MR. KRIEGER: What kind of doctor is this guy?

MR. STEYER: He is a psychiatrist. What the plan is for is three psychiatrists, he also has an office in Cornwall Hospital this will be his off-site office.

MR. LANDER: One floor here?

MR. STEYER: Yes, single story, what I will do is there's quite a few pre-existing non-conformities on this lot. I'm not sure if we have, if we'll be required to go to the zoning board to get variances or simply pre-existing. What they are is lot area, is lot width, front yard on the Route 300/Temple Hill Road side and side yard and maximum building height. There's parking, we're required 4 parking spaces per psychiatrist and one per treatment room, we require 15 spaces total. We provided 16 including 2 handicapped spaces. Serviced by municipal water and sewer. We just finished the lighting plan and the landscaping plan today. We're just trying to do this, find out if we're going to be required to get the variances.

MR. PETRO: Mark, just touch on, you say the creation of this lot for doctor's office requires several variances, can you just touch on which variances are going to be needed?

MR. EDSALL: Well, I believe he outlines them on the plan but one I just was speaking with Mike about is that the way the bulk table is filled out, it gives the indication that there's not a rear yard. The way the New Windsor ordinance is set up, if you have a road or a lot that has two front yards, if you have two remaining yards, one becomes a rear yard, one becomes a side yard. Generally Mike and I based on an evaluation of the intensity of the, of the two roads, decide which one's the rear yard. So make sure you adjust your table when you go to the Zoning Board. You'll have to work with us or the ZBA to decide which one you want to call rear and which one you want to call side.

MR. STEYER: One of the sides will have to be designated as a rear?

MR. EDSALL: As crazy as that sounds, it's just the way the ordinance is written. And in your case, it's unique the way is set up. As far as variances, based on a review of the table they have submitted looks as if they need area variance, width variance, front yard

variance, it will be either side yard and/or rear yard and as well building height. So there's a number of variances.

MR. PETRO: Mark, also he has some directory signs and also you're concerned with that, if it's going to meet town zoning law, if not, he should seek variances for the signs also while you're there, if that even works.

MR. EDSALL: I understand secondhand that the new sign ordinance has been adopted and filed so what we would need to do and Mike looks as surprised as I am, so we need to find out if the new ordinance is in effect or the old ordinance is in effect. Once we know which one to read, find out if what you propose as allowed. If not, you may need a sign variance. I believe the way we had the new law set up if you front on two different roads, you'd be permitted to have two signs in the new ordinance so then it becomes a question of square footage.

MR. STEYER: I can pick up the new sign ordinance from Mike, I assume?

MR. EDSALL: I would get ahold of us, we'll try to work with you on that.

MR. STEYER: Great.

MR. LANDER: Building height should be a non-issue, building's already there.

MR. BABCOCK: It's a change of use so you have to look at all of those, it shouldn't be an issue at the Zoning Board but it's something that has to be addressed.

MR. EDSALL: When the Zoning Board looks at this, they'll realize the building's already there and the use class that the applicant has chosen is one which has I believe the least bulk requirements. So no matter what you use this site for, you need variances. So I would assume that the Zoning Board will take that into account and acknowledge that they have picked probably the least intense bulk use they can have and work with them.

MR. PETRO: Let me ask the members this, aside from the zoning problems and there's quite a few comments here that Mark has to go over with the applicant, probably at the next workshop session, if he gets that far.

MR. EDSALL: Those comments are really not intended negatively, just things I want to fine tune after they are done with the Zoning Board.

MR. PETRO: Conceptually, the members, do you have a problem with that if we should take a vote and get it to the Zoning Board, if he comes back, if he has all his variances and he meets other Planning Board criteria, is there any reason we should not send him there?

MR. SCHIEFER: No, I have no problem with it.

MR. PETRO: Can we have a motion to approve?

MR. SCHIEFER: I'll make a motion we approve the Dr. Inaganti site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve Dr. Inaganti site plan on Temple Hill Road and Old Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: Once you receive the appropriate variances from the Zoning Board, we'll set you up at another workshop session for the New Windsor Planning Board and we'll review your plan again.

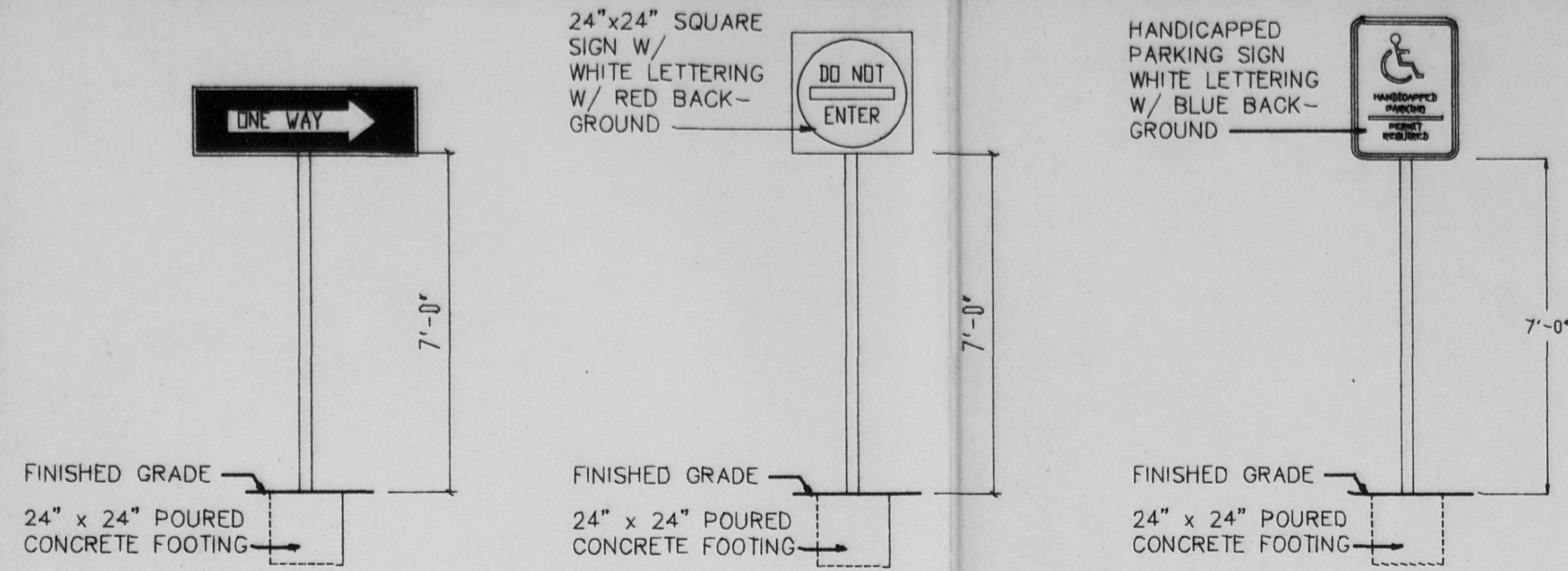
MR. STEYER: Very good. Can I get a copy of Mark's comments?

August 24, 1994

17

MR. EDSALL: Yes, here you go.





ONE WAY SIGN DETAIL

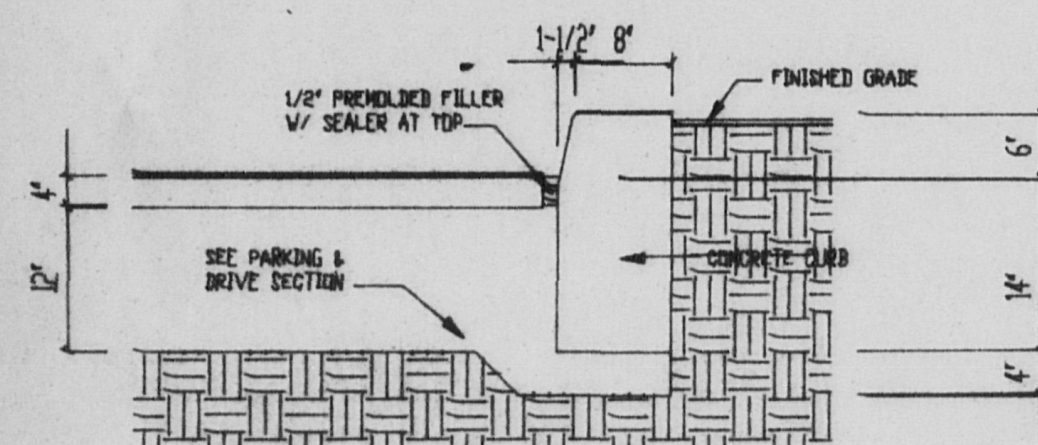
NO SCALE

DO NOT ENTER SIGN DETAIL

NO SCALE

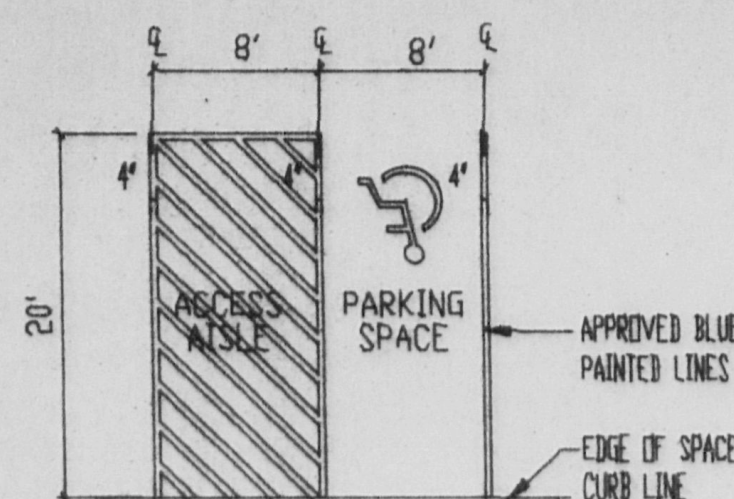
HANDICAP SIGN DETAIL

NO SCALE



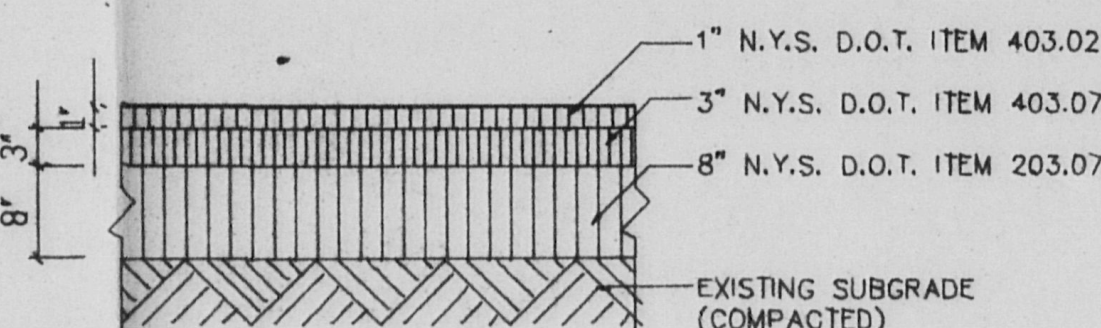
CONCRETE CURB SECTION

SCALE: 3/4"=1'-0"



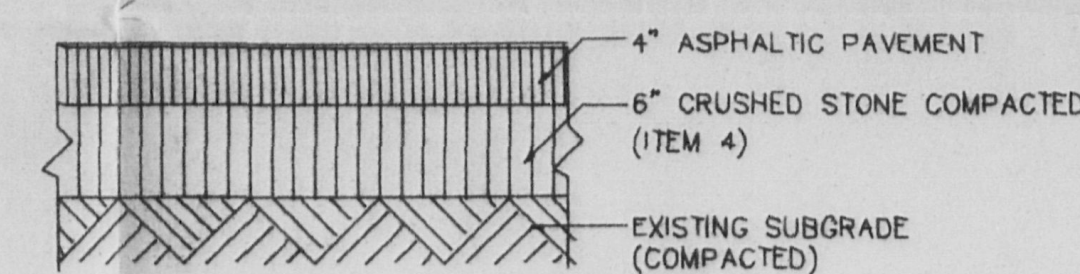
HANDICAPPED SPACE DETAIL

SCALE: 1"=10'



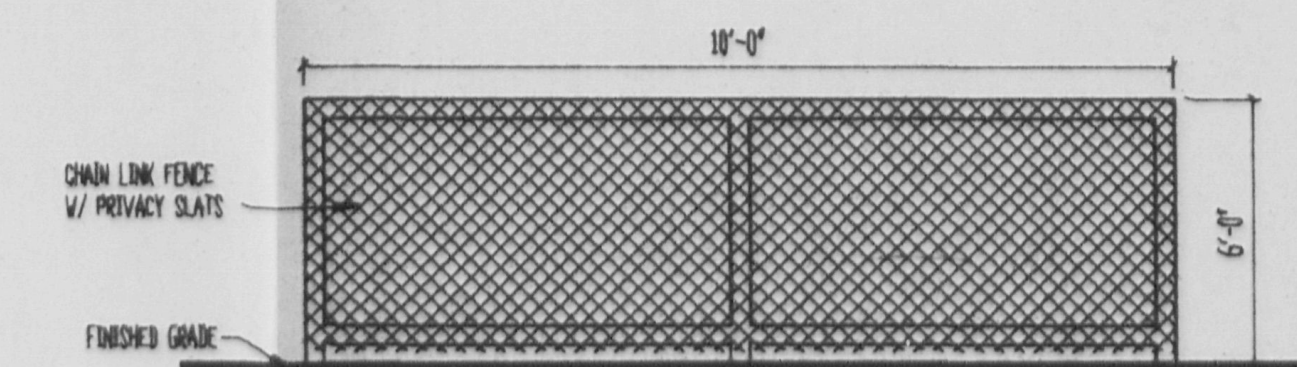
DRIVE SECTION (WITHIN D.O.T. ROW)

SCALE: 1"=1'-0"

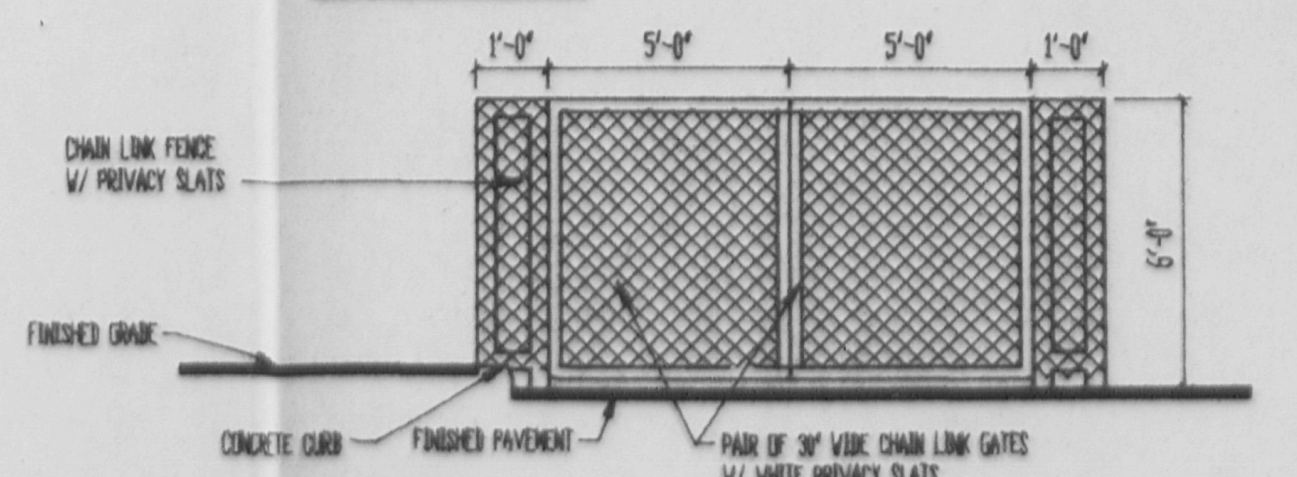


PARKING & DRIVE SECTION

SCALE: 1"=1'-0"



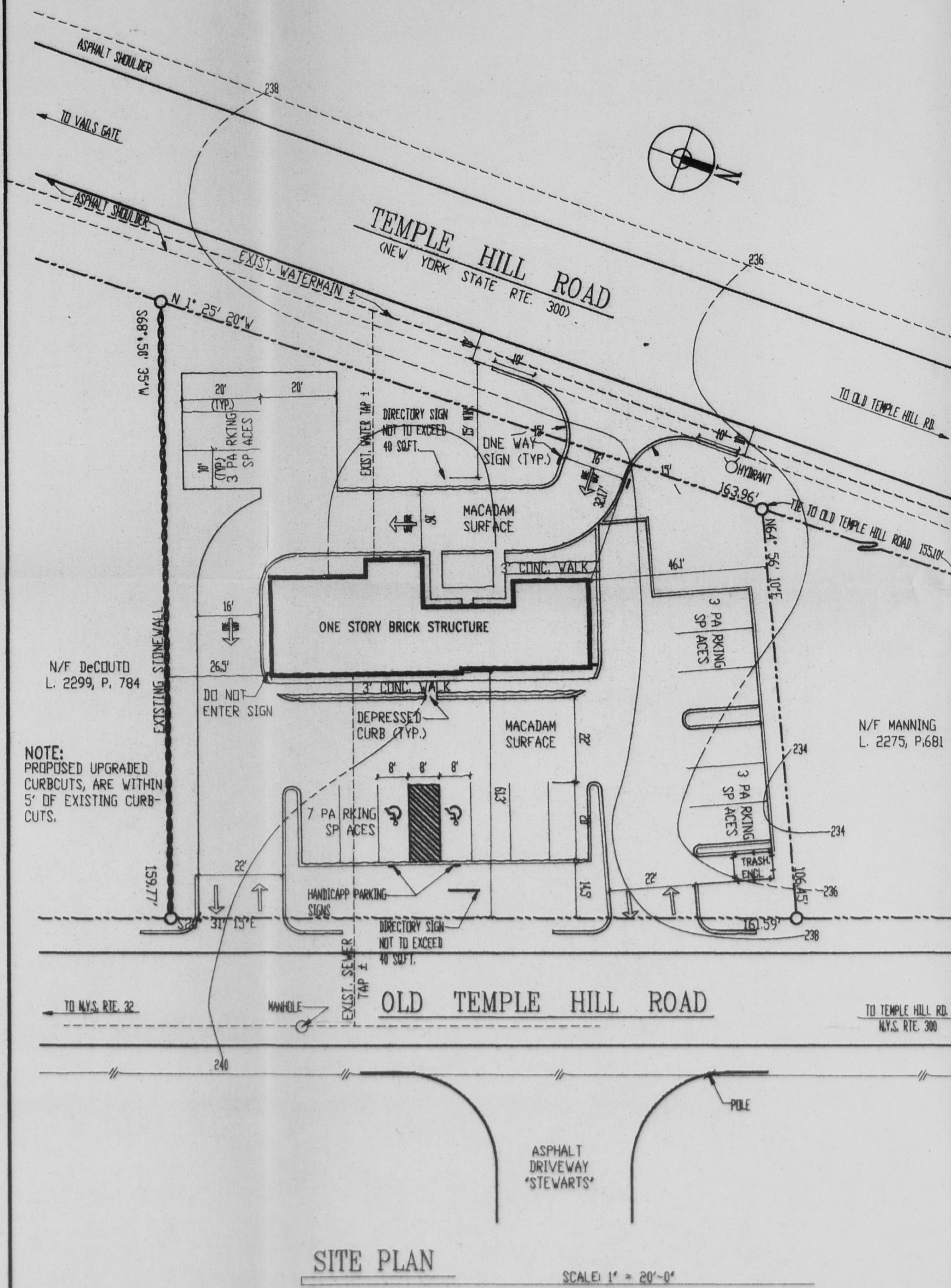
SIDE ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE DETAIL

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=20'-0"

45' AL  
EAST SIDE  
RTE 300  
VARANCES READ  
LOT AREA  
LOT WIDTH  
FRONT YARD (RTE 300 SIDE)  
SIDE YARD SOUTH SIDE  
MAX BLDG HGT  
PRE-EXISTING NON CONFORMITY  
BASED ON BULK TABLE  
THIS USE REQUIRES  
LESS VARANCES THAN  
ANY OTHER USE

LOCATION MAP

ZONING REQUIREMENTS

DISTRICT	ZONE	DESIGN	SHOPPING	(A-9)
SECTION 68	BLOCK 3	LOT 2		
ITEM	REQUIRED	PROPOSED	ZBA	
LOT AREA	40,000 SQ.FT.	20,902 SQ.FT.	*	
LOT WIDTH	200'	156'±	*	
FRONT YARD	60'	32.7'	*	
SIDE YARD	30'	26.5'	*	
BOTH SIDES	70'	72.6'		
REAR YARD	N/A	N/A		
MAX. BLDG. HGT.	8.83'	18' +/-	*	
FLOOR AREA RATIO	0.5	0.09		

PARKING REQUIREMENTS (D-14)

MEDICAL AND DENTAL CLINICS  
OR OFFICES:  
4 PARKING SPACES FOR EACH DOCTOR  
OR DENTIST, PLUS 1 FOR EACH EXAM-  
INING OR TREATMENT ROOM  
THREE PSYCHIATRIST'S x 4 PARKING SPACES  
PER PSYCHIATRIST = 12 SPACES  
THREE (3) TREATMENT ROOMS x 1 PARKING  
SPACES PER  
EXAMINING ROOM = 3 SPACES  
TOTAL PARKING SPACES REQUIRED = 15 SPACES

PARKING PROVIDED:

16 PARKING SPACES INCLUDING 2 HANDICAPP

GENERAL INFORMATION

- PROPOSED PSYCHIATRIC ARTS COMPLEX IN THE TOWN OF NEW WINDSOR.
- SURVEY INFORMATION PROVIDED BY:  
PATRICK T. KENNEDY L.S.  
219 QUASSACK AVE.  
NEW WINDSOR, N.Y. 12553
- OWNER:  
ETTA TRIFILIO  
55 VAILE GATE N.Y. 12584
- APPLICANT:  
V. R. INAGANTI  
43 JEFFERSON ST.  
HIGHLAND MILLS, N.Y. 10930

APPROVAL BOX

PLANNING BOARD CHAIRMAN

NOTE:  
THIS PLAN IS COPYRIGHTED  
UNAUTHORIZED ALTERATION  
TO THIS PLAN IS A VIOLATION  
OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION  
LAW.

DATE	ISSUANCE	BY

DATE	REVISION	BY

CUOMO ENGINEERING  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063  
DR. V. INAGANTI  
T.N. OF NEW WINDSOR  
SHEET TITLE  
SITE PLAN, DETAILS, &  
NOTES

DATE  
7-28-94  
DRAWN BY  
N.P.S.  
CHECKED BY  
P.V.C.  
SCALE  
AS SHOWN  
PROJECT NO.  
94233

SP-1